



Wasatch County

Planning Department
55 S 500 East Heber City, UT 84032
(435) 657-3205
planning@wasatch.utah.gov

Application #:	
Zone:	
Tax ID Number:	
Date Received:	
Received By:	
Reviewed By:	
Date Completed:	

Application for Land Use Verification

Application Fee: \$100.00

Note: Applicant must check off each item and provide the attached checklist with the application or it will not be processed.

Owner(s) of Record

Full Name:			Date:	
Last	First	M.I.		
Address:				
Street Address		Apartment/Unit #		
City		State	ZIP Code	
Phone:	E-mail Address:			

Applicant or Authorized Representative (if other than above owner) to Whom All Correspondence Is To Be Sent

Full Name:				
Last	First	M.I.		
Address:				
Street Address		Apartment/Unit #		
City		State	ZIP Code	
Phone:	E-mail Address:			

Property Location

Project Name:			
Location Information:			
Street Address		Subdivision/City	
Parcel Number(s)	Section(s)	Township(s)	Range(s)
Prior Approvals: (list any prior county approval/permits issued for the subject property)			

The below checklist must be included with your application with all items checked off as complete or your application will not be processed.

Wasatch County Land Use Verification

At the request of an applicant, the Planning Staff may issue a Land Use Verification Certificate. Land Use Verification Certificates are based on current ordinances and zoning designations. Therefore, if a parcel is located within an area which has undergone ordinance and/or zoning map amendment, said parcel could be rendered as non-conforming. A “non-conforming lot of record” is a lot or parcel of land lawfully established and maintained but which no longer conforms to the width and area requirements of the zone in which it is located. A non-conforming lot of record is determined by making one (1) or more of the following findings:

- (1) The lot was created prior to the enactment of zoning and has not decreased in size since the creation of said lot;
- (2) The lot was created legally under the standards existing at the time of its creation; and
- (3) A document provided by the County Planning Department stating that the lot is a “lot of record.”

Through analysis of all associated parcel specific deeds, Planning Staff will establish when the parcel in question was created. Ultimately, this information provides a basis of analysis as to whether the parcel was created in accordance with all applicable regulations. If Planning Staff determines that one or more of the preceding findings are present then a Land Use Verification Certificate would be issued which illustrates the current land use designation and any known issues that relate to the potential for building on the property. If the parcel was created as a result of illegal subdivision, then the parcel would be required to adhere to subdivision standards pertinent to the respective zone prior to issuance of a building permit.

Application Requirements:

Proposed Use for the Property:

- ☐ Single-family dwelling.
- ☐ Sell lot for construction of single-family dwelling.
- ☐ Other: _____

Is this property in an approved subdivision? (Circle one) Yes No

(**If no, submit the recorded plat map and deeds for the property tracing ownership from the present date back to and including the year 1965.)

- ☐ Attach a full size copy of the recorded plat map for the quarter section where the parcel is located or a copy of the approved subdivision plat. Highlight the parcel. This may be purchased from the Wasatch County Recorder’s Office.
- ☐ Attach a Title Search of the property tracing the ownership from pre-1965 to the present date. (Include the active deed in 1965)
- ☐ Provide all applicable documents and records of County approvals such as Planning Commission, Board of Adjustment, County Commission/Council or Staff approvals.
- ☐ Other Information as required by Planning Staff: _____

Please Read And Sign Before Application Submittal

I declare under penalty of perjury that I am the owner or authorized agent of the property subject to this request and the foregoing statements, answers and attached documents are true and correct. I also certify that I have fully completed the application and provided all of the above listed items other than those specifically deemed not necessary by the Planning Department. As the applicant for this proposal, I understand that applications will be reviewed for completeness by planning department staff. If complete, the application will be vested under laws and ordinances in place at the time the application was submitted. Incomplete applications will be returned to the applicant. I further understand I will be notified when my application has been deemed complete. At that time, I expect that my application will be processed within a reasonable time, considering the work load of the Planning Department.

Signature of
Owner/ Agent: _____ Date: _____

IMPORTANT:

Your application cannot be processed until determined complete by the Planning Staff. An application shall be considered complete when all applicable fees (such as: Special Service District, fire, out-of-pocket expenses, etc.) are paid and all items listed on the application and included checklist are provided or considered not applicable by the Planning Office. All application fees are non-refundable.